



UPTOWN PLANNERS

Uptown Community Planning Group

REVISED AGENDA

NOTICE OF PUBLIC MEETING

November 1, 2016

6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Aladdin Restaurant and Panera Bread)

All times listed are estimates only: an item may be heard earlier than the estimated time:

I. Board Meeting: Parliamentary Items/Reports: (6:00 p.m.)

- A. Introductions
- B. Adoption of Agenda and Rules of Order
- C. Approval of Minutes
- D. Treasurer's Report
- E. Chair/CPC Report

II. **Public Communication:** Non-Agenda Public Comment (3 minutes); Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

III. **Representatives of Elected Officials:** (3 minutes each)

IV. Consent Agenda:

1. **4060 FOURTH AVENUE ("MMB ENTRY TRELIS – SDP") Process Three – Hillcrest –** Site Development Permit for encroachment into the 10 foot setback, and installation of new trellis and obelisque signage/street address at the entry of existing Mercy medical facility. The site is located at 4060 Fourth Avenue in the MCCPD-1 zone.

V. Projects & Letters of Support: Action Items (6:30 p.m.)

1. **3534 FIFTH AVENUE ("STRAUSS FIFTH AVENUE APARTMENTS"):** -- Process Three - Hillcrest -- Presentation regarding revisions to on-street parking along Fifth Avenue: Site Development Permit for the construction of a 233,162-square-foot, six-story; 113-unit apartment building with amenities over three levels of subterranean parking at 3534 Fifth Avenue. The 1.08-acre site is in the CV-1 Zone of the Mid-City Communities Planned District. After the May 3, 2016 Uptown Planners meeting, City Traffic Engineering and the
 - a. A reduction in the length of the USPS and drop off space from 44 feet to 35 feet,
 - b. applicant agreed to the following revisions to on-street parking: Replacement of two standard parking spaces with a loading zone space;
 - c. Previously the project had four drive-ways and unmarked spaces along Fifth Avenue; this has been changed to one driveway and striped designated parking spaces;

2. **2513 UNION STREET/ 540 WEST LAUREL (“TRUAX HOUSE PROPERTY”) TENTATIVE MAP – Process Three – Bankers Hill/Park West – Sustainable Expedite Program --.** The project proposes a Tentative Map for the subdivision of one existing parcel into three parcels and Public Right-o-Way a portion of Union Street between W. Laurel Street and W. Maple Street. The site is located at 2517 1/3 Union Street and contains two single family homes. The 0.68-acre site is in the MR-1000 zone of the Mid-City Communities Planned District and RS1-1 zones within the Mid-City Community Plan Area, Council District 3. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

VI. Uptown Park Projects: Potential Action Items: (7:00 p.m.)

1. **OLIVE STREET PARK ACQUISITION AND DEVELOPMENT PROJECT – Bankers Hill Park/West --** City of San Diego -- Yovanna Lewis, Project Manager – Public hearing for Olive Street Park (“Woods McKee Park”) --Project consist of design and construction of an approximately 0.60 acre neighborhood park, including children’s play area, multi-purpose turf area, site furnishing walkways, landscaping, security lighting and identification signage. Representatives of the AIDS Memorial Task Force will be present to speak about placing the San Diego AIDS Memorial on a portion of the Olive Street Park location. *(See Attachment)*
2. **WEST MAPLE STREE MINI-PARK – Bankers Hill/Park West --** Proposal to change the name of the West Maple Street Mini-Park to the Waldo Waterman Park, after the early aviator, Waldo Waterman, who at age 15 flew his glider airplane from the site over Maple Canyon on July 1, 1909, six years after the Wright Brothers flight at Kitty Hawk.

VII. Information Item: Projects: (7:45 p.m.)

1. **1814 FIFTH AVENUE (“NEW PALACE HOTEL REHABILITATION”) -- Bankers Hill/Park West --** Pari Ryan, Project Manager -- San Diego Housing Commission/ Housing Development Partners – Minor rehabilitation of the New Palace Motel, located at 1814 Fifth Avenue; improvements will include adding kitchenettes to each room, exterior and interior paint, and upgrading of outdated building systems; the building provides housing to senior citizens who earn 60% of the area medium income; the rehab will allow the building to continue to provide affordable senior housing;
2. **2520 JACKDAW/ 2521 PRESIDIO DRIVE LOT SPLIT – Mission Hills –** Steve Laub, Land Solutions, Inc.: Proposal by resident owners of the 2521 Presidio Drive and 2520 Jackson Street for a tentative parcel map to divide two residential lots totaling 0.66 acres into three residential lots of RS-1-7 Zone.

VIII. Community Plan Update/Subcommittee/Community Reports – Potential Action Item: (8:15 p.m.)

1. **Uptown Community Plan Update –** Tom Mullaney, Community Plan Review Committee -- The draft Uptown Community Plan and DEIR went before the Planning Commission on October 6, 2016, and City Council Smart Growth & Land Use Committee on October 19, 2016; it will be go before the City Council on November 14, 2016. City planning staff will be revising the draft Uptown Community Plan to incorporation recommendations made by both the Planning Commission, and City Councilmembers at the above meetings.

IX. Adjournment: (9:00 p.m.)

NOTICE OF FUTURE MEETINGS

Uptown Planners: December 6, 2016, at 6:00 p.m., in the Joyce Beers Center on Vermont Street in the Uptown Shopping District;

Note: All times indicated are only estimates: Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please contact Leo Wilson, Chair, at (619) 822-5103 or at leo.wikstrom@sbcglobal.net. Uptown Planners is the City's recognized advisory community planning group for the Uptown Planning Area.

*Visit our website at www.uptownplanners.org
for meeting agendas and other information*



Public WORKS DEPARTMENT

PROJECT NOTIFICATION BULLETIN

**PUBLIC MEETING TO DISCUSS THE PROPOSED IMPROVEMENTS FOR:
OLIVE STREET PARK ACQUISITION AND DEVELOPMENT PROJECT**

- MEETING DATE: November 1, 2016
- MEETING TIME: 6:00 p.m.
- MEETING LOCATION: Joyce Beers Uptown Community Center
1230 Cleveland Avenue
San Diego, CA 92103

COUNCIL DISTRICT/COMMUNITY: Council District 3 / Uptown

PROJECT LOCATION: Southwest corner of intersection of Olive Street and Third Avenue

PROJECT SCHEDULE:

- Completion of GDP (General Development Plan)/Design: Summer 2017
- Bid/Start of Construction: Spring 2018
- Open to the Public: Summer 2019

PROJECT BUDGET:

- Total Project Cost: \$1.2 million
- Project Construction Cost: Approximately \$800,000 has been allocated to the construction project

PROJECT SCOPE:

Design and construction of approximately 0.60 acres of Neighborhood Park. Improvements to the site may include a Children’s play area, multi-purpose turf area, site furnishing, walkways, landscaping, security lighting, and identification signage.

WHAT IS THE PURPOSE OF THE MEETING?

The City and Design Team will introduce the 0.60-acre park site, discuss opportunities, and request Community input for the facility, and amenities to be included in the park. Members of the public are invited to provide their suggestions before the design starts.

PROJECT CONTACT FOR QUESTIONS:

Yovanna Lewis, Project Manager (619)-533-5130 or e-mail: ylewis@sanidiego.gov